



# Centerpoint Powerline Road

1981-1991 N Powerline Road Pompano Beach, FL 33069



## Property Description

Center Point Powerline Road is a state-of-the-art ±467,832 SF institutional showroom and distribution park. The park offers direct access on Powerline Road and lends itself to various uses such as typical distributors or image conscious heavy office and showroom users. This project is located in the heart of the Pompano Beach Industrial Submarket, midpoint between the Florida Turnpike and I-95, the shortest distance between the two interstate highways in Broward County.

# Site Plan



## Location Story

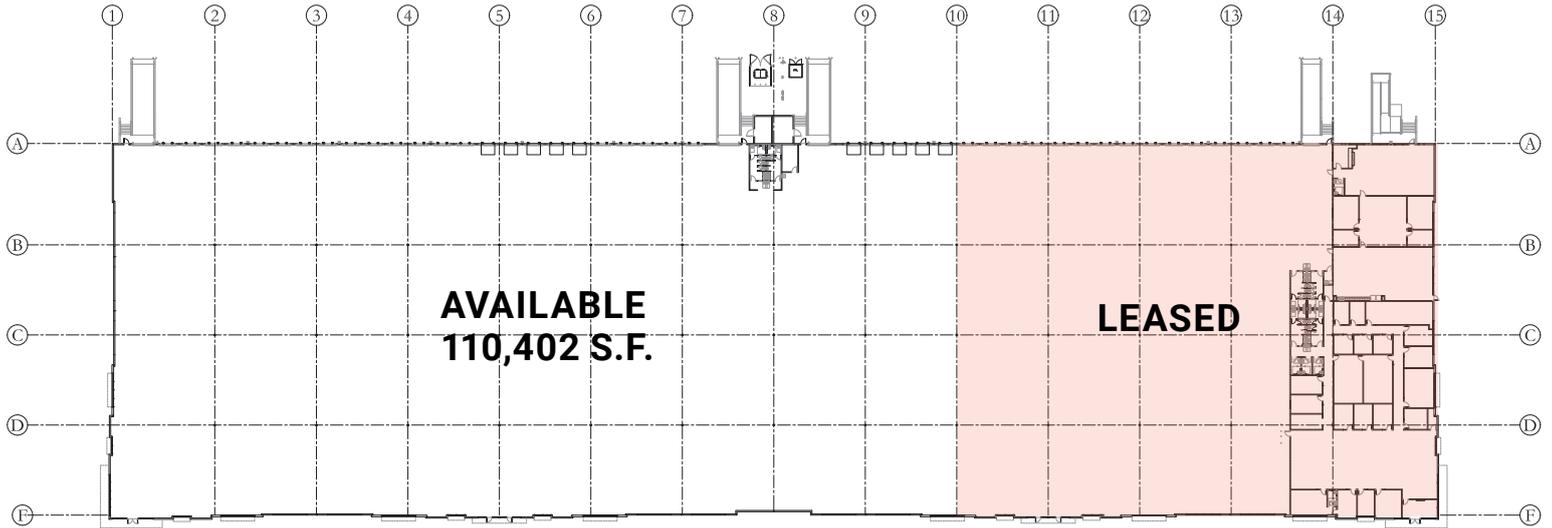
Centerpoint Powerline is well positioned in the middle of the South Florida Marketplace. When considering the total population of over 7 million residents from South Dade to Martin County, Pompano is centered in the middle of that population. With advantageous access to the Florida Turnpike And I-95, occupants have the option of accessing four exits surrounding the subject site for their distribution needs. Additionally, the distance between the two interstates is less than two miles in this submarket. The closest distance available in Broward County.

## Key Features

1. Availability: ±110,402 SF (divisible)
2. Racking Available
3. ESFR Sprinkler System
4. 32' Clear Ceiling Height
5. Heavy Power: 1,600 Amps / 480 Volt
6. Dock High Doors: 25 (9' x 10')
7. Drive-In Doors: 3 (12' x 14')
8. 180' shared truck court.
9. 60' concrete apron.



# Floor Plan



## Location Highlights



Mid-point between  
I-95 and Turnpike



Next to FedEx  
City Station



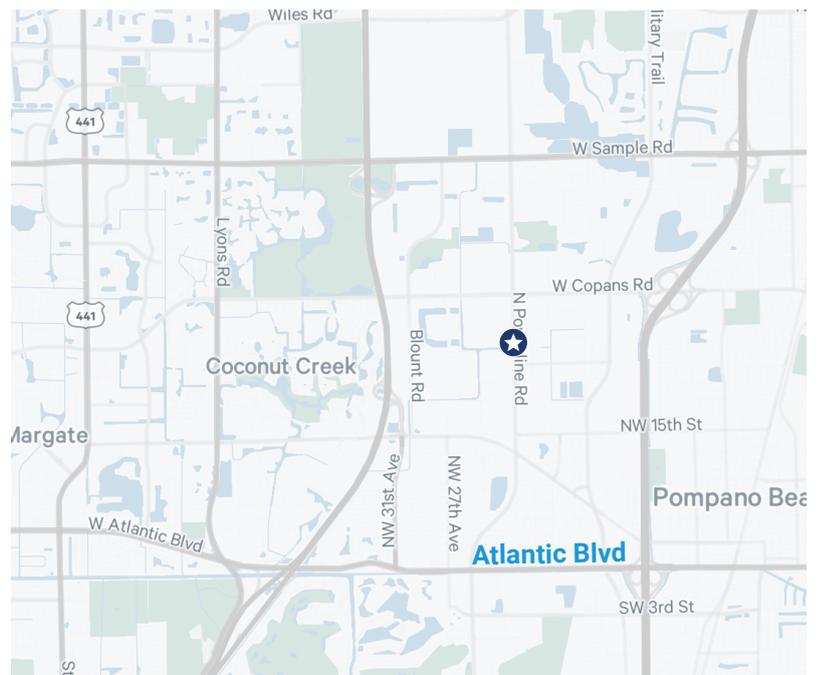
Center of Broward  
Industrial Market



30 Minutes from FLL  
Airport & Port Everglades

## Location Highlights

- + Short distance to four major interstate interchanges.
- + Central to the South Florida population.
- + Strong presence of major shipping companies, Fed Ex & UPS.
- + Gas, water, sewer services are abundantly available.
- + Municipality that is heavily concentrated with Industrial uses.
- + Close to Port Everglades, Pompano Executive Airport and FLL.





## About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit [centerpoint.com](http://centerpoint.com), follow [@centerpointprop](https://twitter.com/centerpointprop) on Twitter or engage with us on [LinkedIn](https://www.linkedin.com/company/centerpoint/).

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